



FINAL ARB ACTION MEMO/MINUTES

Date: April 17, 2023

Time: 1:00 PM

Meeting Room: Lane Auditorium

Members:

Chris Henningsen, Chair: Absent
Frank Hancock, Vice-Chair: Present
Frank Stoner: Present
Dade Van Der Werf: Present
Taro Matsuno: Present

Staff:

Margaret Maliszewski
Khris Taggart
Mariah Gleason

CALL TO ORDER

Mr. Hancock called the meeting to order at 1:00 p.m. and established a quorum.

DISCLOSURES: None.

PUBLIC COMMENT:

Neil Williamson of the Free Enterprise Forum said that he received a phone call from someone who said they received a visit from someone who was traveling the Entrance Corridors enforcing the sign ordinance in the County and he asked the ARB for comment. Staff replied that the County's Code Compliance Officers work on a complaint basis, that staff do not travel the corridors just searching for violations, and that additional information would be needed to follow-up on this item.

Regular Review Items

a. **ARB-2023-26: Regents School of Charlottesville Site Plan Amendment**

Location: 2010 Coram Deo Drive

Proposal: To amend the approved site plan (SDP-2020-52) to add 6 upper school buildings, increase the size of the athletic field, add a practice field, shift the lower school building 30' to the north, establish a new central water supply for the school and expand the central sewerage system, and to approve the color and material of all the school buildings.

Staff Contact: Margaret Maliszewski
Representative: Mark Kestner

Margaret Maliszewski gave a Power Point presentation summarizing the staff report. Mr. Van Der Werf asked about the wooded buffer and trees to remain (the line representing trees to remain had changed; the buffer was smaller in some places). Mark Kestner represented the applicant. He stated that his firm became involved in the project after the initial review, acknowledged that more trees had been cut than was initially anticipated, explained that the school didn't want a view of the interstate, and that the white building color was desired as a reflection of timelessness, simplicity and purity. He shared color samples with the board. Mr. Van Der Werf asked about the colors, and it was clarified that the dark gray color was for the base of the buildings and the medium gray was not proposed. Mr. Kestner said that the school does not have a plan for the additional plantings yet. Mr. Stoner asked for additional information on the reasoning for the color (it represents the mission of the school). Mr. Matsuno questioned the dark gray color. It was clarified that it is for the skirt at the base of the building that would hide the piers. Mr. Hancock confirmed that new landscaping could help both the applicant and the County.

In discussion, the ARB members agreed that given the scale of the development and four months with visibility, the white color for the buildings isn't an issue, provided there is a plan for additional screening. Mr. Hancock noted that the buildings have a low profile, their small size will not have a big impact, and glimpses of the buildings are fine. He noted that the white color on much larger, 4-story apartment buildings is a different issue.

Motion: Mr. Matsuno moved to approve the application with the conditions listed in the staff report, amended as follows:

1. Provide a revised landscape plan with additional plants to screen the buildings from the Entrance Corridor street.
2. Revise the parking lot pole lights to have a color temperature not to exceed 3000K.
3. Make the light fixture cut sheets fully legible on the plan.
4. Revise the lighting plan to indicate a bronze finish for the parking lot pole lights.
5. Consider replacing the Inkberry holly with a native plant species.

Mr. Stoner seconded the motion.

The motion was carried by a vote of 4:0. (Henningsen absent)

WORK SESSIONS:

a. Entrance Corridor Design Guidelines Addenda: I-64

Staff: Mariah Gleason, Margaret Maliszewski

The ARB members commented on the draft addenda, noting that the work was well done; that it may be beneficial to identify where the existing landscape character should be preserved and when additional buffer is needed; that the listed characteristics to avoid are appropriate; that the urban area character along the corridor differs from the rural area character; and that the on- and off-ramps are part of the corridor.

Mariah Gleason commented that the view may change from ramp to ramp, and they may be an important point of entry/introduction to the corridor. She suggested considering that the pace of long, monotonous stretches of interstate may be broken up by views into the surroundings; and

openings may communicate an appropriate sense of arrival and a sense of the character of an urban area.

Neil Williamson with the Free Enterprise Forum encouraged the ARB to consider the speed of travel on the Interstate, to consider the buffer provided by the VDOT right-of-way, and to recognize that avoiding blocking mountain views is a big statement. Mr. Hancock responded that perhaps the long-distance view is more important, and how it is affected by speed and topography. Mr. Stoner agreed with Ms. Gleason's comment, noting that the expectation is that you will see buildings in the urban area. A suggestion was made for holding a work session on wooded buffers. Mr. Van Der Werf asked when and how recommendations on updating the guidelines with scenic highway regulations could be accomplished. Staff responded that it would be addressed with the Comprehensive Plan Update, and an updated schedule would be forwarded to the ARB.

OTHER BUSINESS

a. Minutes Approval:

Motion: Mr. Van Der Werf moved for approval of the minutes from the March 20, 2023, ARB meeting.

Mr. Stoner seconded the motion.

The motion was carried by a vote of 4:0. (Henningesen absent)

b. Next ARB Meeting: Monday, May 15, 2023, 1:00 PM – Lane Auditorium

c. Other items from staff or ARB members: None.

ADJOURNMENT

The meeting was adjourned at 1:49 p.m. to the next ARB meeting on Monday, May 15, 2023, at 1:00 p.m.